

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Stone Bridge Creek
Annexation #00003
Change of Zone # 3265
Special Permit # 1845
Preliminary Plat #00017
Use Permit # 139

DATE: July 3, 2001

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROPOSAL: This staff report reflects the following proposals:

- Annexation #00003 of 251 acres, more or less
- Change of Zone #3265 to change approximately 52.7 acres from AG to I-3, and change approximately 189.5 acres from AG to R-3
- Special Permit # 1845 Stone Bridge Creek Community Unit Plan for 437dwelling units
- Preliminary Plat #00017 for 315 single family lots, 80 attached single family lots, 1 multi-family lot, 7 outlots, 2 industrial lots and 2 large lots for potential future urban village.
- Use Permit # 139 for 500,500 square feet of industrial and office uses.

With requests for waivers of:

1. 26.27.090 of the Land Subdivision Ordinance to waive street trees along the I-80 frontage.
2. 26.23.140(e) to allow double frontage lots along a street (Humphrey Avenue) that is not a major street.
3. 26.23.130(a) to allow block lengths to exceed 1,320 feet.
4. 26.23.140(c) to waive the requirement that side lot lines be at right angles to a street.
5. 26.23.125 to waive the requirement for pedestrian way easements.
6. 27.51.090(a) the front and side yard setbacks along I-80 from 50' to and unspecified amount and along Outlot D from 50' to 20'.
7. 27.15.080(a) lot area, width and size for outlots and specified residential and townhouse lots in the proposed R-3 district.
8. An exception to the design standards to allow sanitary sewer mains to be constructed outside the natural drainage area.
9. An exception to the design standards to allow sanitary sewer mains to be constructed opposite street grades.

GENERAL INFORMATION:

APPLICANT: Robert Hampton
Hampton Development Services
6101 Village Drive, Suite 101
Lincoln, NE 68516
(402)434-5650

CONTACT: Mark Hunzeker
1045 Lincoln Mall
Lincoln, NE 68508
(402) 476-7621

LOCATION: Between N. 14th and N. 27th, north of I-80 and south of Alvo and Arbor Roads.

LEGAL DESCRIPTION: See attached

EXISTING ZONING: AG, Agricultural

EXISTING LAND USE: Undeveloped/Agricultural

SURROUNDING LAND USE AND ZONING: Zoned AG to the north, west and south with agricultural and rural residential uses; zoned H-3 Highway Commercial District to the east with commercial uses under development; R-3 residential with a request for a change of zone to H-3 Highway Commercial and a preliminary plat in process; H-4 General Commercial District, H-3 Highway Commercial District to the south with commercial uses under development.

COMPREHENSIVE PLAN SPECIFICATIONS: In conformance with Comprehensive Plan. Amendment 94-40 adopted in 2000 approved a "Study Area Plan" for the area including residential uses, an employment center, and a future "urban village" center.

HISTORY:

The area was zoned A-A, Rural and Public Use until 1979 when the zone was updated to AG, Agricultural.

Comprehensive Plan Amendment 94-40 adopted on March 27, 2000 approved a "Study Area Plan" for the area including residential uses, an employment center, and a future "urban village" center.

SPECIFIC INFORMATION

UTILITIES: The extension of the utilities and phasing to serve the area are detailed in Comprehensive Plan Amendment #94-40, and are specifically addressed in the associated annexation agreement.

TOPOGRAPHY: Gently sloping to the northeast.

TRAFFIC ANALYSIS: The traffic study prepared by the applicant triggered improvements which are outlined in the annexation agreement. Arbor Road is classified as an Urban/Rural Principal Arterial, 14th Street is classified as an Urban/Rural Minor Arterial, and Interstate 80 is classified as an Urban/Rural Interstate & Expressway.

AESTHETIC CONSIDERATIONS: Because the site abuts the Interstate, the site is aesthetically sensitive. All applicable design standards for landscaping are being met with this application. A reduction of the front yard setback in the area of the use permit will bring the site development closer to the right of way. Pole signs are not permitted in the I-3 district and variations or modifications to the sign ordinance have not been requested.

ANALYSIS:

Project Overview:

1. This is a request for an Annexation, Change of Zone, Community Unit Plan, Preliminary Plat and Use Permit for a mixed use development including 437 dwellings and 500,500 square feet of floor area of industrial/office space.
2. Utility extension and phasing to serve the area are detailed in Comprehensive Plan Amendment #94-40, and are specifically addressed in the associated annexation agreement.

Preliminary Plat & Special Permit:

3. Block lengths may not exceed 1,320 feet according to the Land Subdivision Ordinance. The developer has requested a waiver of block length for Block 12. A waiver is not required for Block 1 because it abuts 14th Street which is a major street. A satisfactory rationale has not been provided to justify a waiver of internal block lengths. Block lengths, as required by the Land Subdivision Ordinance, would improve vehicular and pedestrian circulation. The Police Department and the

Public Works and Utilities Department recommend denial of this request. The Police Department indicated that blocks that extend over 1,320 feet cause problems for emergency response vehicles. Extended blocks cause problems during construction, accidents, or emergency situations that require the block to be shut off. The Public Works and Utilities Department indicated with redesign of the street system or modification of the grading plan block length requirements can be met. The Public Works and Utilities Department finds no justification for the waiver of these standard requirements.

4. Pedestrian easements are required when block lengths exceed 1,000 feet according to the Land Subdivision Ordinance. The developer has requested a waiver of pedestrian easements for Blocks 1, 2, 3, 5 and 7. The length of Block 2 is great enough to warrant two pedestrian easements, one of which has been provided between lots 17 & 18. It is recommended that a second pedestrian easement be provided between lots 26 & 27. A school site is located on the west side of 14th Street. A satisfactory rationale has not been given to justify a waiver of the pedestrian easements and the request should be denied. The Public Works and Utilities Department has indicated that with redesign of street system block length requirements can be met which could eliminate the need for pedestrian easements.
5. The proposed water system as shown on the revised plans is satisfactory. The timing and funding for the construction of the 'oversize' water mains is addressed in the annexation and zoning agreement.
6. The proposed sanitary sewer system is satisfactory, provided that the requested exceptions to design standards are approved. Engineering Services recommends approval of these exceptions per the request of the applicant.
7. The storm water design standards require 2% slope through detention areas. Standards also require a low flow liner, pilot channel, or other means to control erosion along the channel. Information is needed to show how these requirements are met or why they cannot be met. Public Works recommends the waiver concerning the channel bottom protection be denied. The development along the channel adds runoff to the channel and will change its natural character. Waiving these requirements will cause future problems.
8. The revised plans include the required detention calculations. The calculations appear to be satisfactory in content. The calculations and plans are still under review.

9. Public Works continues to recommend that the full intersection with Alvo-Arbor Road be moved from North 16th Street to Cortez Court to meet design standards. The required ¼ mile spacing of median openings provides more efficient operation of Alvo-Arbor in the event that future signalization is needed for this intersection. While the impact study does not indicate that it is necessary, unforeseen future land uses and traffic conditions may warrant it.
10. The Lincoln-Lancaster County Health Department (LLCHD) is amiable to note #19 of the general site notes on the site/utility plan of the Preliminary Plat which addresses LLCHD's past concerns regarding the manufacture and/or storage of hazardous materials and chemicals adjacent to residential zoning. The LLCHD fully expects the restrictive covenants to be strictly enforced regarding the use, storage and/or manufacture of hazardous chemicals.
11. The Emergency Communications Department continues to strongly recommend that Keystone Road be renamed because it is too similar to another street name. Furthermore, Keystone Road should be renamed to N. 15th Street because it is a north-south road.
12. The Lower Platte South Natural Resources District (LPS-NRD) stressed the importance of not grading the entire site at once. The original Storm Water Pollution Prevention Plan (STPPP) was approved in October of 2000 by LPS-NRD with some further erosion and sediment control suggestions.

Annexation:

13. This annexation proposal is in conformance with the Comprehensive Plan. Specifically it meets the annexation policies of the plan and is within the future service limit.
14. This area is contiguous to the city.
15. Even though a proposal is in conformance within the future service limit, the City should only approve an annexation when the infrastructure is in place or has been provided for in the City's CIP or by the applicant. In this case the developer has agreed to an annexation agreement distributing of the cost of public improvements. Thus, it is appropriate to approve this annexation request at this time. The annexation agreement should be signed before the request goes to the City Council.

Use Permit:

16. The applicant requests a modification to reduce the required front yard along Interstate 80 of the use permit area. A 50' front yard is required and the applicant

requests a reduction to 40' at a point shown on the plan. A 50' side yard is required and the applicant requests a reduction of side yard setback along the property line with Outlot D from 50' to 20'.

Entryway:

17. The area is adjacent to Interstate 80. Specific standards have not been adopted.
18. Signs are as permitted in the I-3 district. Pole signs are not permitted in the I-3 district. City Council may modify permitted entrance and pad site ground signs. However, the applicant has not requested any waivers to allow pole signs. Permitted district entrance ground signs may be a maximum of 300 square feet and permitted pad site ground signs may be a maximum of fifty square feet.
19. The I-3 district is required through the City of Lincoln Design Standards to provide four trees with a design spread diameter of 30 feet each or a combination of trees to equal the same, and four hundred square feet of shrub coverage for each 10,000 square feet or fraction thereof of building coverage in addition to required parking lot screening requirements and street trees. The application meets the design standards for screening and landscaping for Lot 2, Block 13. General site note #15 indicates that Lot 1, Block 13 requires an administrative amendment which would provide for review of the final site layout, open space, parking, drainage circulation, and landscape layout.

Change of Zone:

20. The request for a change of zone is in conformance with the Comprehensive Plan.

STAFF RECOMMENDATION:

Annexation	<u>Conditional approval</u>
Change of Zone	<u>Approval</u>
Special Permit	<u>Conditional approval</u>
- <u>Approval</u> to modify the lot area, width and size for outlots and specified residential and townhouse lots in the proposed R-3 district.	
Use Permit	<u>Conditional approval</u>
- <u>Approval</u> to reduce front yard setbacks along Interstate 80 from 50' to 40' at a point shown on the plan, and a reduction of side yard setbacks along the property line with Outlot D from 50' to 20'.	
Preliminary Plat	<u>Conditional approval</u>
- <u>Approval</u> of the waiver of street trees along the I-80 frontage.	
<u>Approval</u> to allow double frontage lots along a street that is not a major street.	
<u>Denial</u> of the waiver to allow block lengths exceeding 1,320 feet.	
- <u>Approval</u> to allow side lot lines to be at right angles to a street.	

- Denial of the waiver of requirement of pedestrian way easements when block lengths exceed 1,000 feet
- Denial of an exception to the design standards to allow sanitary sewer mains to be constructed outside the natural drainage area.
- Approval of an exception to the design standards to allow sanitary sewer mains to be constructed opposite street grades.

Annexation Conditions:

Prior to scheduling on the City Council Agenda the applicant shall:

1. Provide a signed annexation agreement satisfactory to the City.

Special Permit Conditions:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
 - 1.1 Revise the site plan to incorporate all changes shown on the Preliminary Plat.
2. This approval permits 437 dwelling units with a waiver of lot area, width and size for outlots and specified residential and townhouse lots in the proposed R-3 district.

General:

3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a revised and reproducible final plan including 5 copies showing the following revisions and the plans are acceptable:
 - 3.2 The construction plans shall comply with the approved plans.
 - 3.3 Final Plats shall be approved by the City.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:

- 4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The City Clerk shall file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in advance.
5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Preliminary Plat Conditions

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Easements requested by LES.
 - 1.1.2 A note indicating "Any construction or grade changes in LES transmission line easement corridors are subject of LES approval and must be in accordance with LES design and safety standards".

- 1.1.3 Landscaping material selections within easement corridors that follow established guidelines to maintain minimum clearance from utility facilities.
 - 1.1.4 Different street names than Pikes Peak and Granby as they are too close to existing names.
 - 1.1.5 Grading and drainage plans to meet design standards and to the satisfaction to the Public Works Department.
 - 1.1.6 North 16th Street as a cul-de-sac and Cortez as a through street to meet the design standards for 1/4 mile spacing of median openings.
 - 1.1.7 Block lengths that meet the development standards of the Land Subdivision Ordinance.
 - 1.1.8 Pedestrian easements that meet the development standards of the Land Subdivision Ordinance.
 - 1.1.9 A pedestrian easement and 4' sidewalk between lots 13 & 14, Block 11 that extends the sidewalk and easement to the future pedestrian trail.
 - 1.1.10 A note indicating that all lots relinquish direct vehicular access to N. 14th Street, Humphrey Avenue and Alvo Road except for the future multifamily area.
 - 1.1.11 Keystone Road renamed to N. 15th Street, Granby Road renamed to N. 16th Street and Cortez Court to N. 17th Court.
2. The City Council approves associated request:
- 2.1 An exception to the design standards to allow sanitary sewer mains to be constructed opposite street grades.
 - 2.2 A modification to the requirements of the land subdivision ordinance to waive street trees along Interstate 80, allow double frontage lots along a street(Humphrey) that is not a major street, and to waive the requirement that side lot lines be at right angles to a street.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
 - 3.1 Streets, sidewalks, public water distribution system, public wastewater collection system, drainage facilities, ornamental street lights, landscape screens, street trees, temporary turnarounds and barricades, street name signs, and permanent survey monuments have been completed or the subdivider has submitted a bond or an approved escrow of security agreement to guarantee their completion.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the Director of Public Works an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To pay all improvement costs except those costs as approved in the signed annexation agreement.
 - 3.2.4 To submit to lot buyers and home builders a copy of the soil analysis.
 - 3.2.5 To continuously and regularly maintain street trees and landscape screens.
 - 3.2.6 To complete the private improvements shown on the preliminary plat and community unit plan.
 - 3.2.7 To maintain the outlots and private improvements and plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

- 3.2.8 To relinquish the right of direct vehicular access from all lots to N. 14th Street, Humphrey Avenue and Alvo Road, except for the future multifamily area.
- 3.2.9 To perpetually maintain the sidewalks in the pedestrian way easements at their own cost and expense.
- 3.2.10 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.

Use Permit Conditions

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Revise the site plan to show:
 - 1.1.1 The land use parking table to show the same amount of office and industrial square feet as shown on the site plan.
 - 1.1.2 Combined notes on sheets 1 and 2 to only one page, the same sheet as the site plan.
 - 1.1.3 Note 12 to read "buildings may be constructed anywhere within the building envelope shown."
 - 1.1.4 A landscape plan that removes the street trees from the area of the driveways along Humphrey Ave.
 - 1.1.5 Austrian Pines replaced with a different evergreen species due to serious Pine Tip blight Disease problems.
 - 1.1.6 Evergreens in the existing 80' DHE easement. LES needs to determine if they want such materials planted in the easement. Honeylocust and Linden also need to be shown to be planted in the easement.
 - 1.1.7 A landscape plan that designates the street tree "Red Sunset Maple" along Humphrey Avenue and planted 40' to 50' on center. No trees

should be planted within 15' of either side of the driveways, street lights and from the street intersections.

- 1.1.8 An easement along the south side of Humphrey for a trail to the satisfaction of the Parks and Recreation Department.
- 1.1.9 Note 20 to indicate that signs will be in conformance with chapter 27.69 and to indicate that building materials will contain no more than 70% metal siding in conformance with 2751.030(b)(6).
- 1.1.10 Guidelines for industrial uses and a 300' setback between the residential districts and the closest industrial building as required by the Study Area Plan adopted by Comprehensive Plan Amendment #94-40.
- 1.1.11 A landscape plan with screening trees with a 30' spread.
- 1.1.12 Plans signed and sealed by a licensed surveyor.
- 1.1.13 A Planning Commission approval block to City Council approval block.
- 1.1.14 Revise the trees in the LES transmission easement to the satisfaction of the Parks and Recreation Department and LES.
- 1.1.15 Add a note to the landscape plan that no plant material shall be planted in the utility/pedestrian easements unless approved by LES or the City.

2. This approval permits 500,500 square feet of industrial and office floor area, of which no more than 30% of the floor area may be used for office space, with a reduction of front yard setbacks along Interstate 80 from 50' to 40' at a point shown on the plan, and a reduction of side yard setbacks along the property line with Outlot D from 50' to 20'

General:

3. Before receiving building permits:

- 3.1 The permittee shall have submitted a revised and reproducible final plan including 5 copies showing the following revisions and the plans are acceptable:

3.2 The construction plans shall comply with the approved plans.

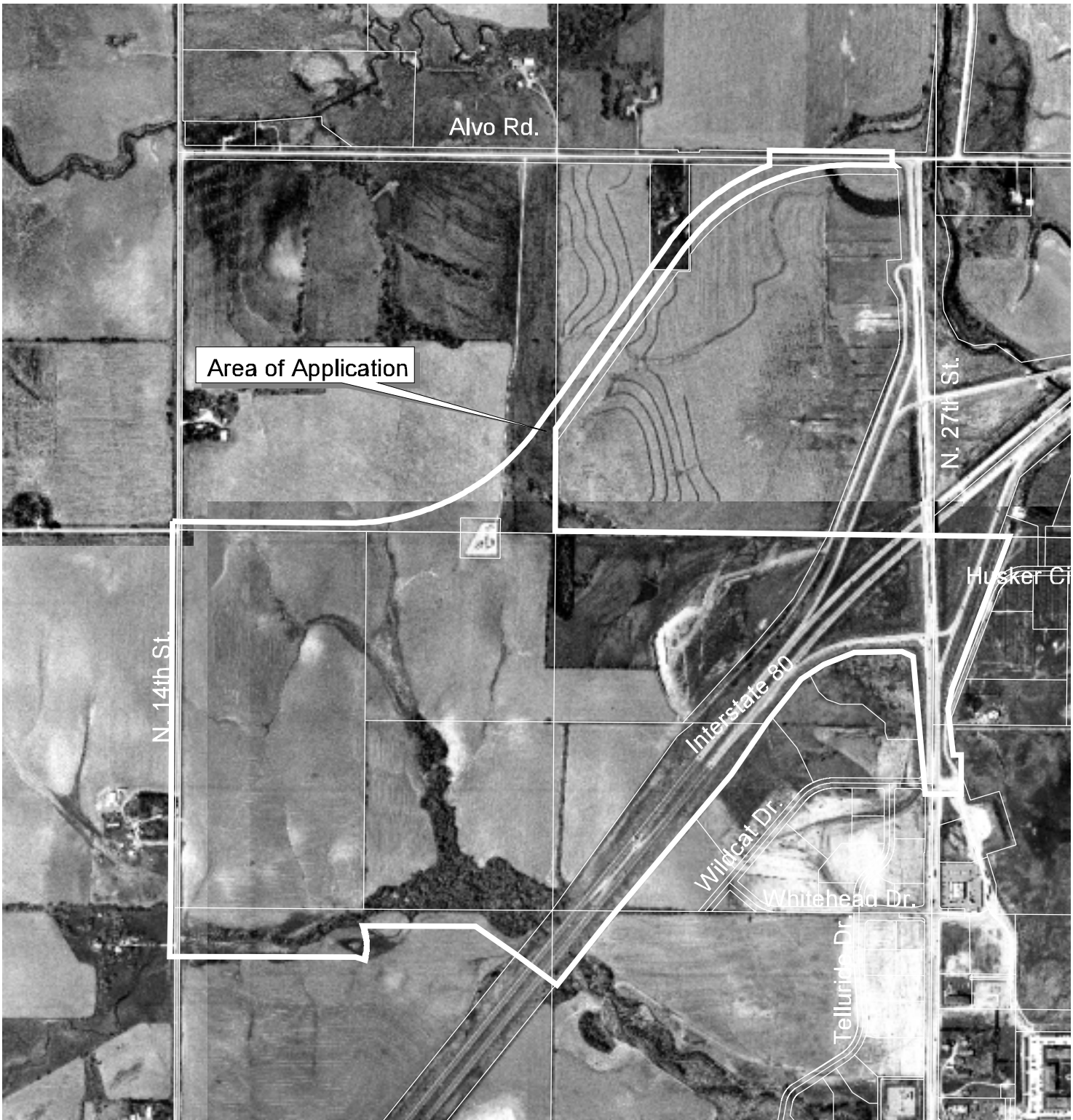
STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established owners association approved by the City Attorney.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The City Clerk shall file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in advance.
5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Becky Horner
Planner

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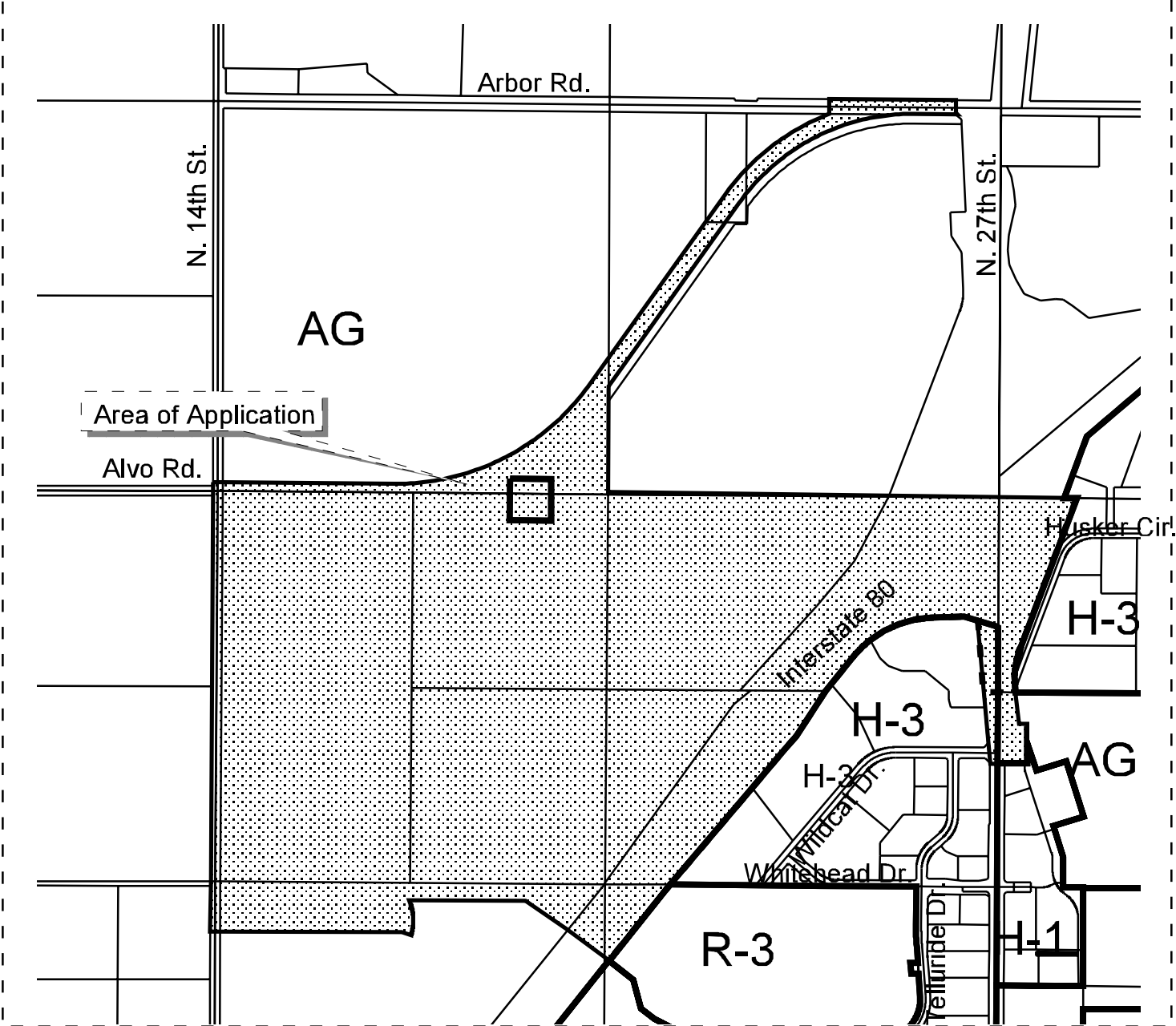
Annexation #00003
Stonebridge Creek



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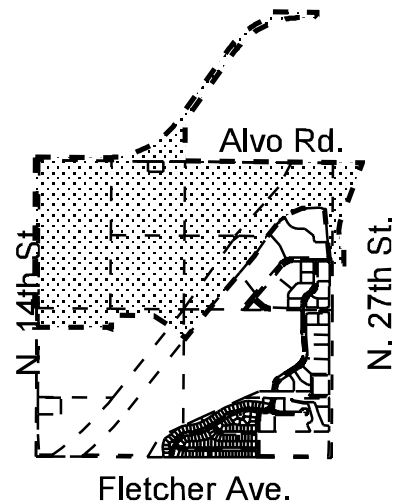
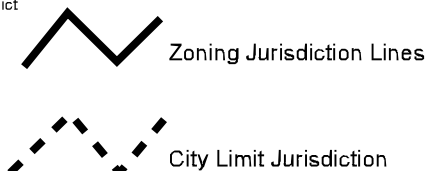


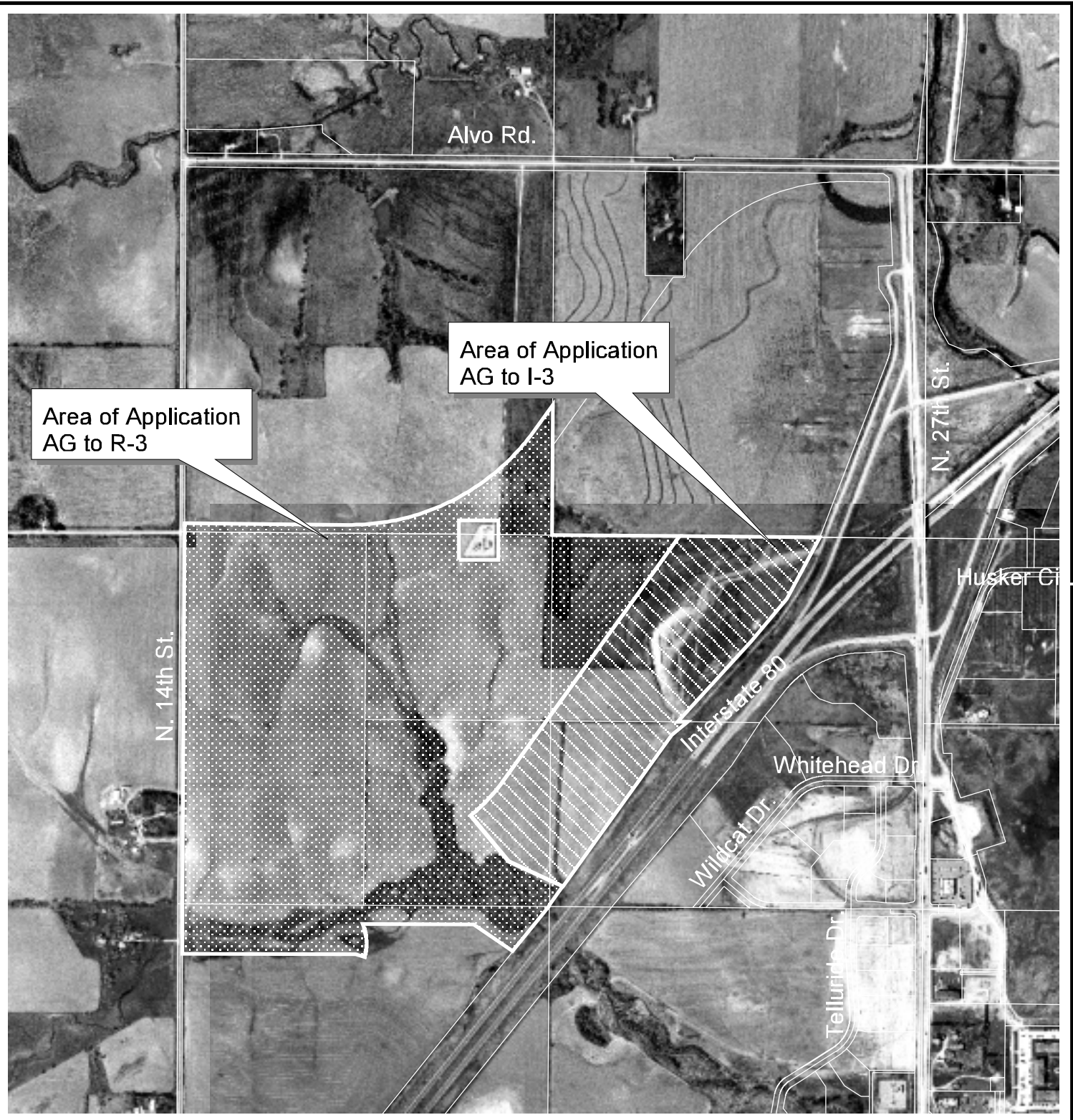
Annexation #00003 Stonebridge Creek

Zoning:

- | | |
|------------|--|
| R-1 to R-8 | Residential District |
| AG | Agricultural District |
| AGR | Agricultural Residential District |
| R-C | Residential Conservation District |
| O-1 | Office District |
| O-2 | Suburban Office District |
| O-3 | Office Park District |
| R-T | Residential Transition District |
| B-1 | Local Business District |
| B-2 | Planned Neighborhood Business District |
| B-3 | Commercial District |
| B-4 | Lincoln Center Business District |
| B-5 | Planned Regional Business District |
| H-1 | Interstate Commercial District |
| H-2 | Highway Business District |
| H-3 | Highway Commercial District |
| H-4 | General Commercial District |
| I-1 | Industrial District |
| I-2 | Industrial Park District |
| I-3 | Employment Center District |
| P | Public Use District |

One Square Mile
Sec. 36 T11N R6E





**Change of Zone #3265
Stonebridge Creek**

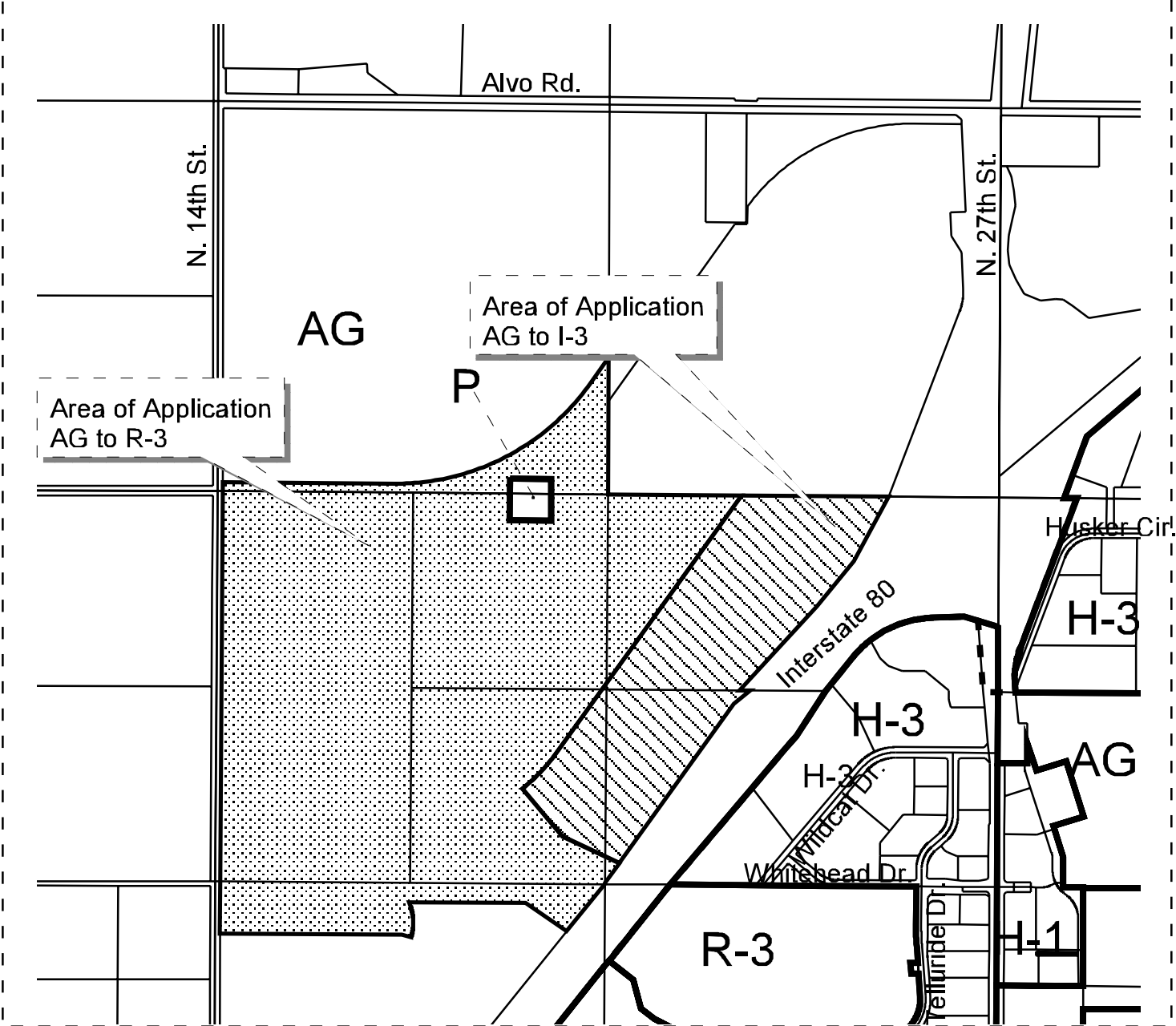


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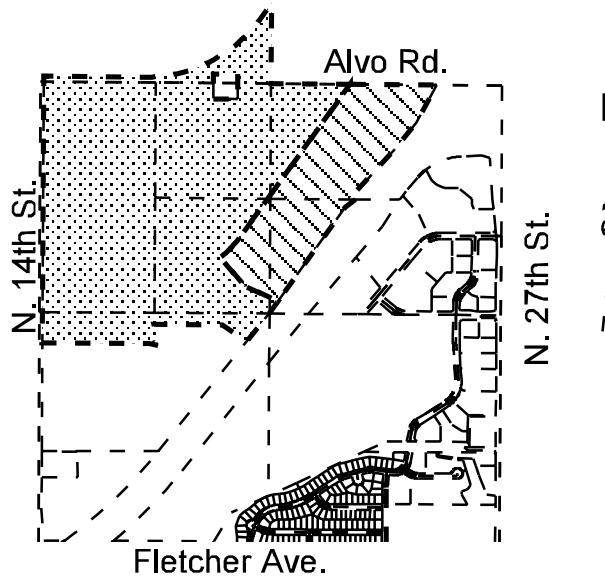
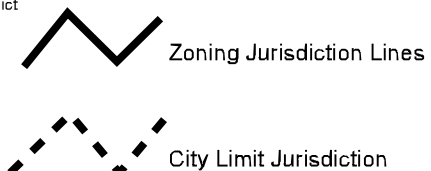


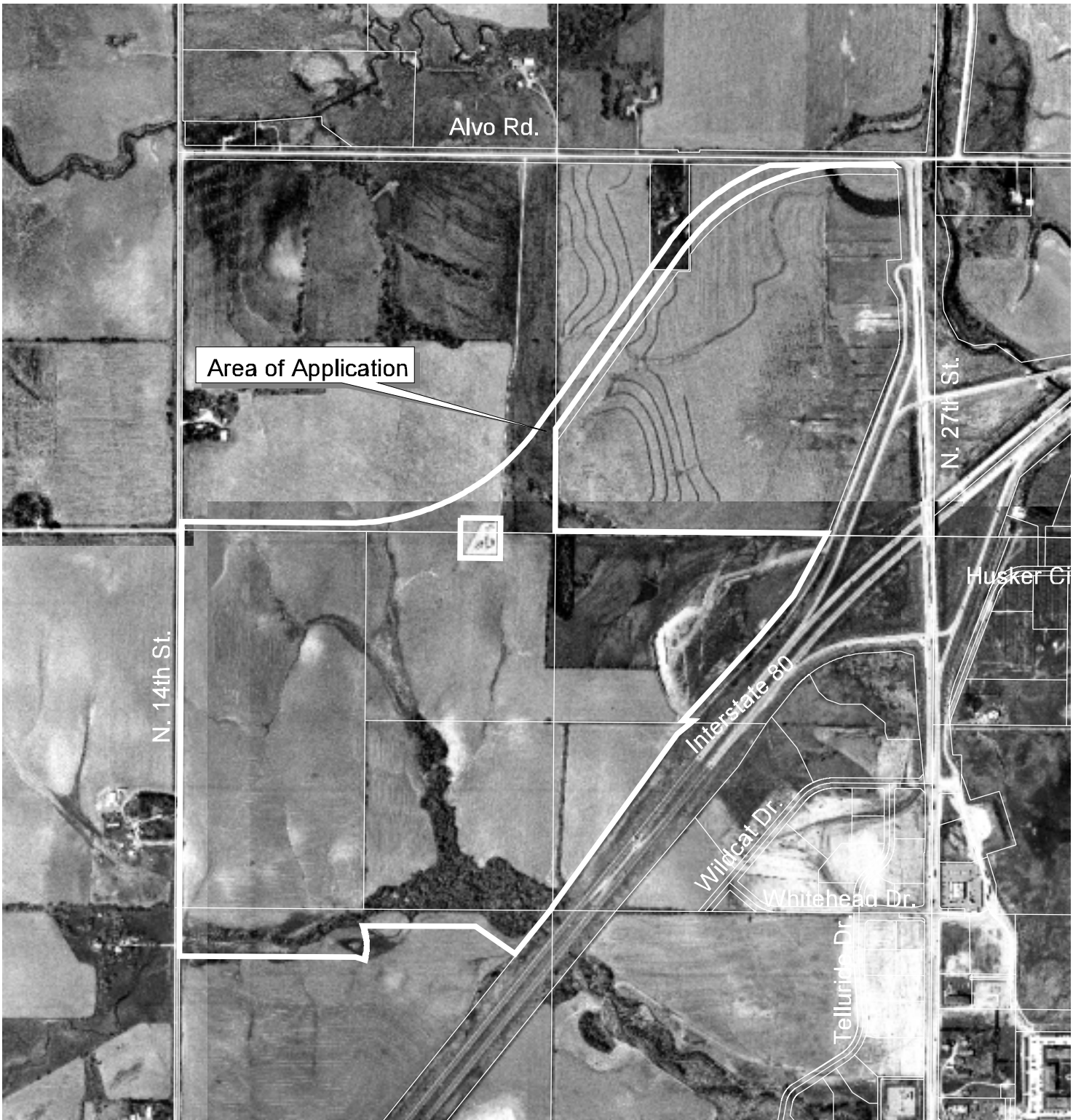
Change of Zone #3265 **Stonebridge Creek**

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
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- P Public Use District

One Square Mile
 Sec. 36 T11N R6E



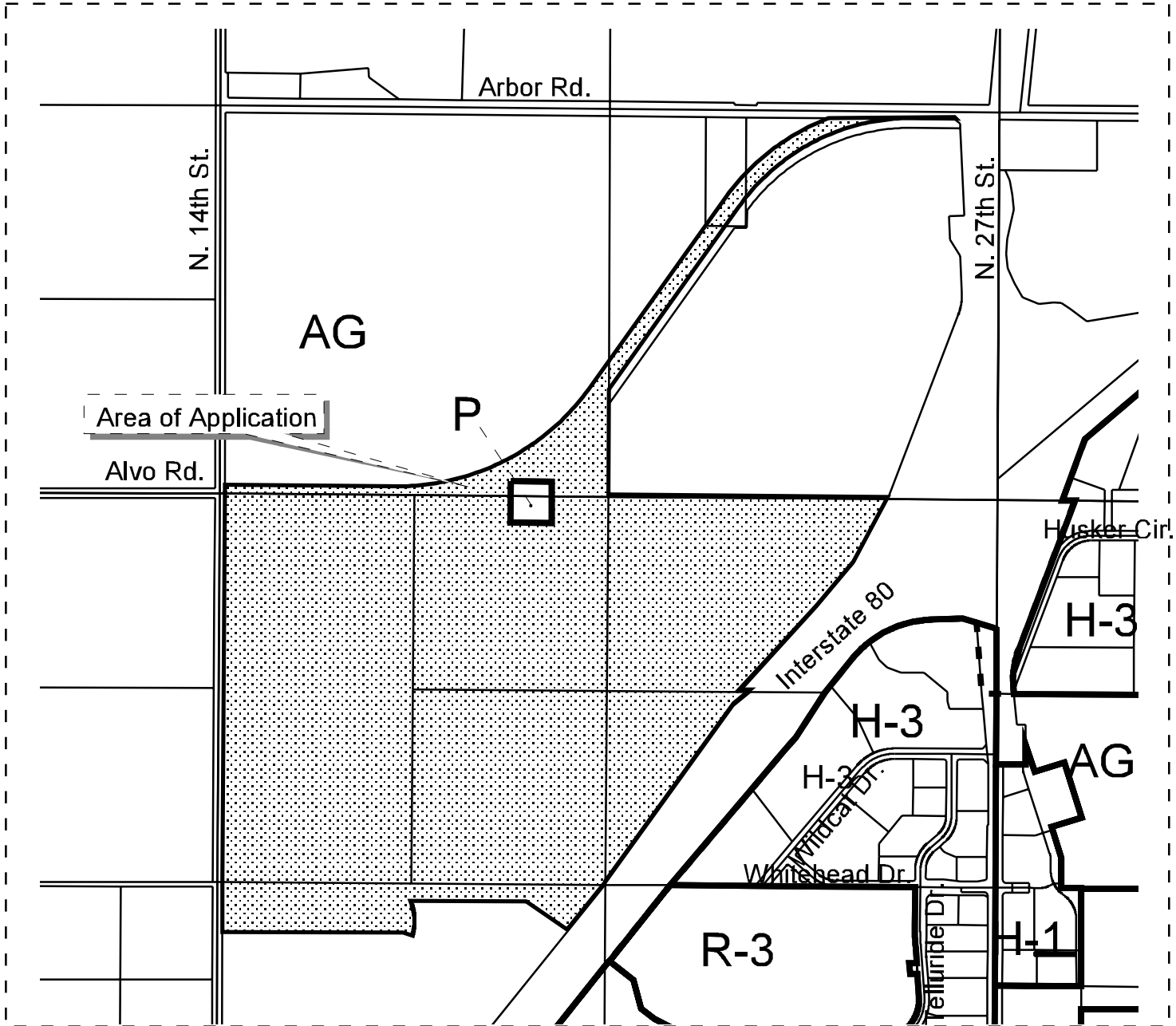


Preliminary Plat #00017
Stonebridge Creek

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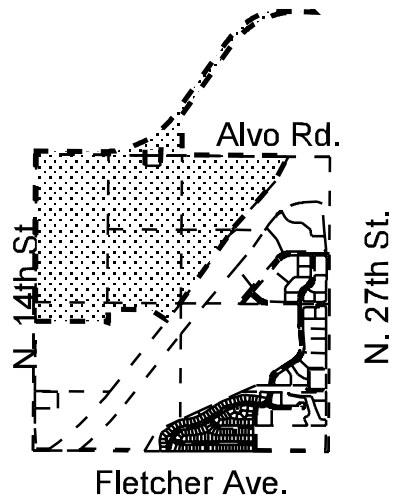
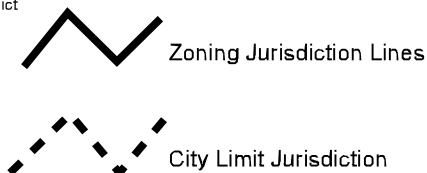


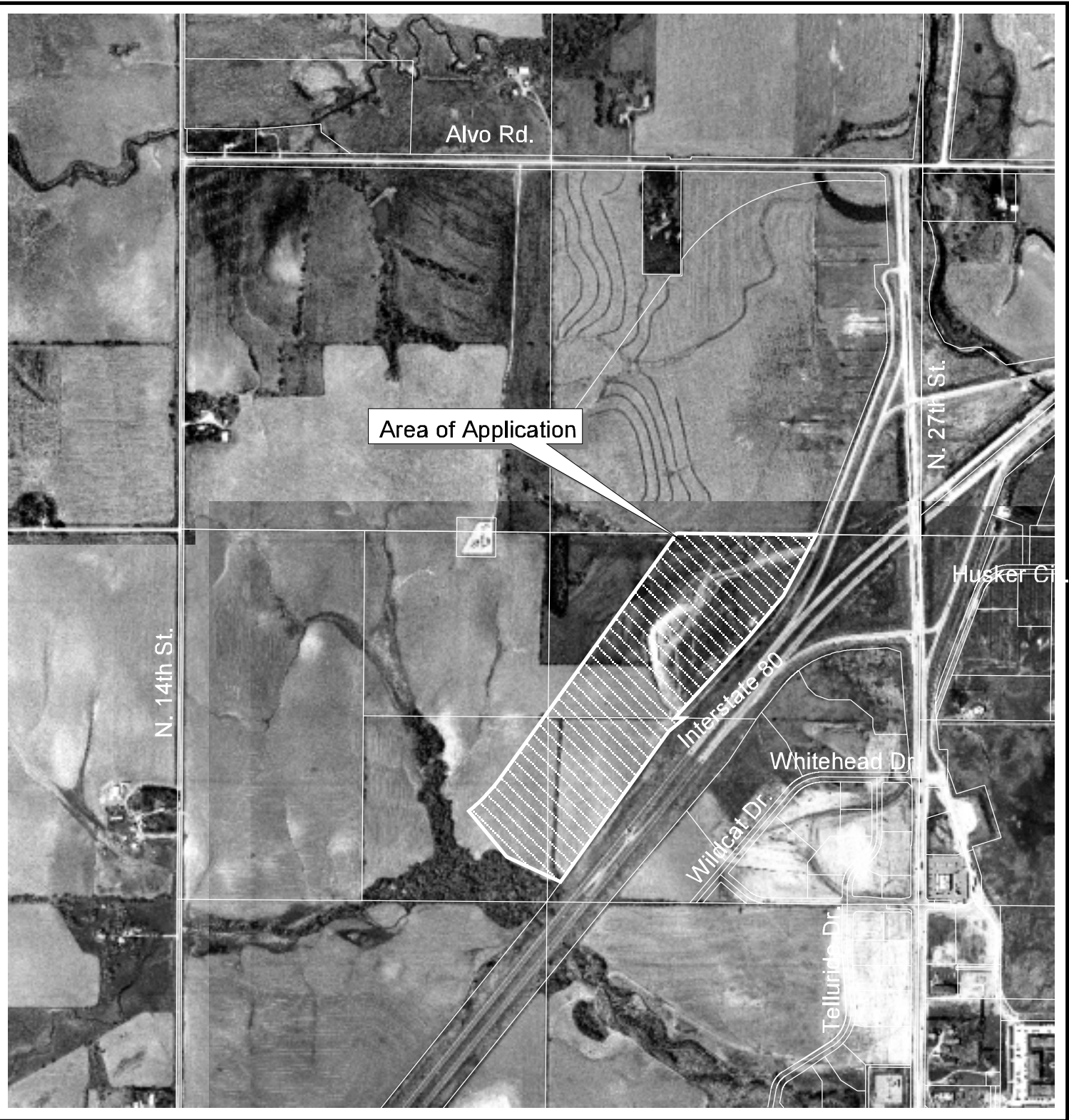
Preliminary Plat #00017 Stonebridge Creek

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 36 T11N R6E





Use Permit #139
Stonebridge Creek

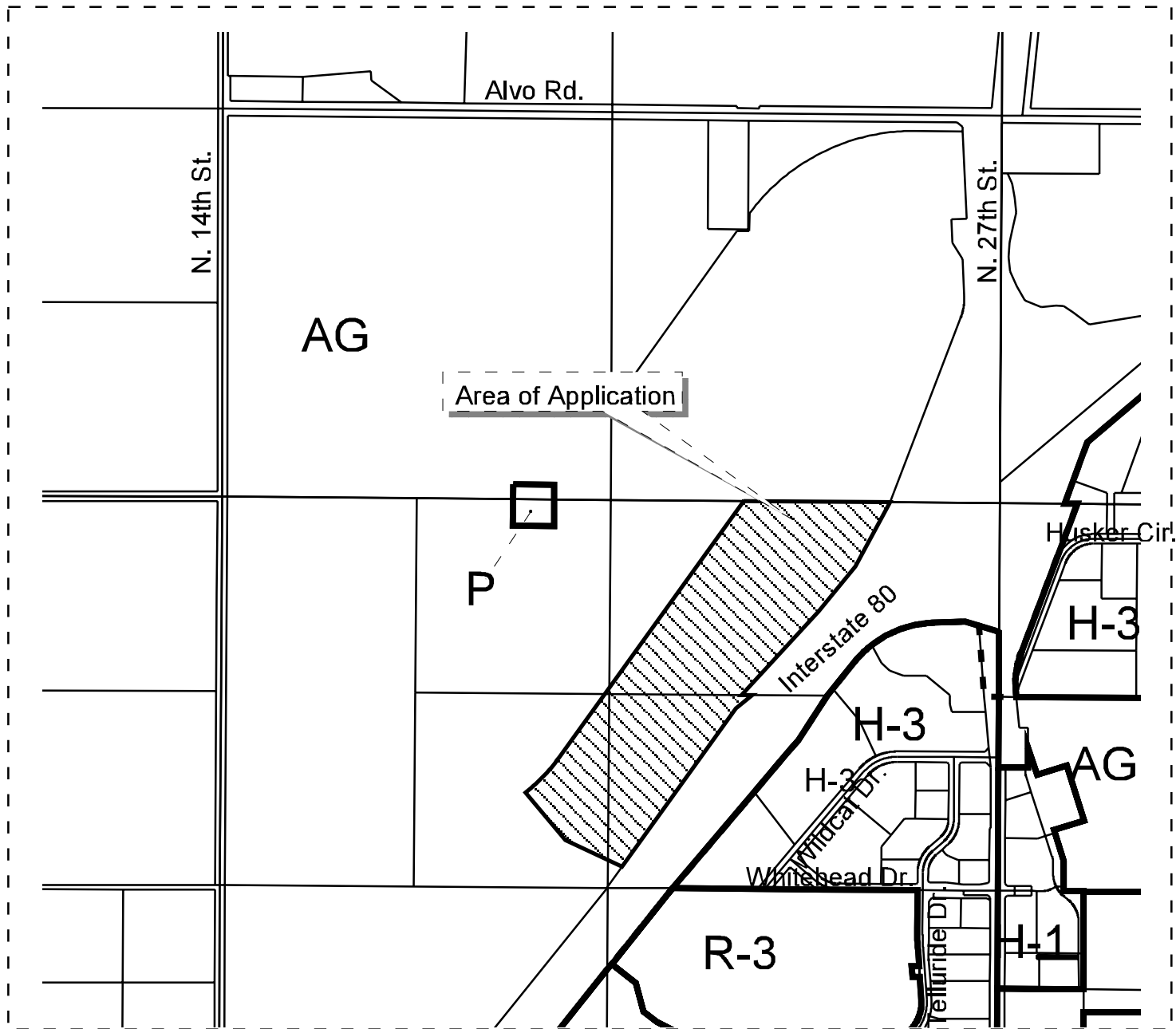


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Lincoln City - Lancaster County Planning Dept.

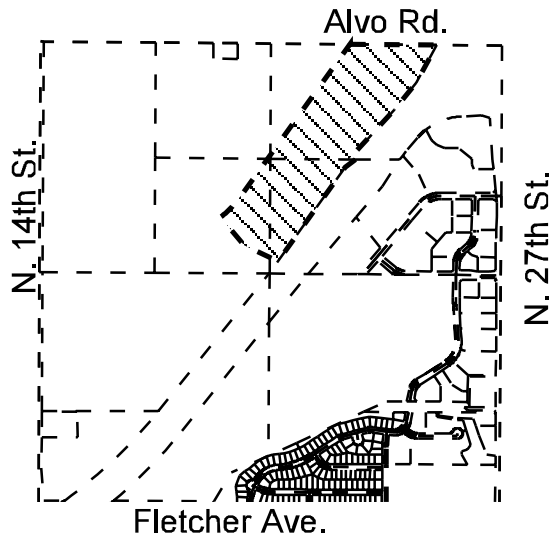
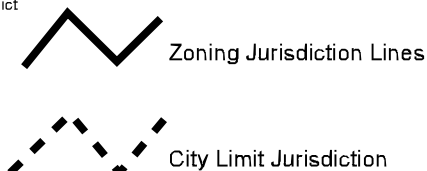


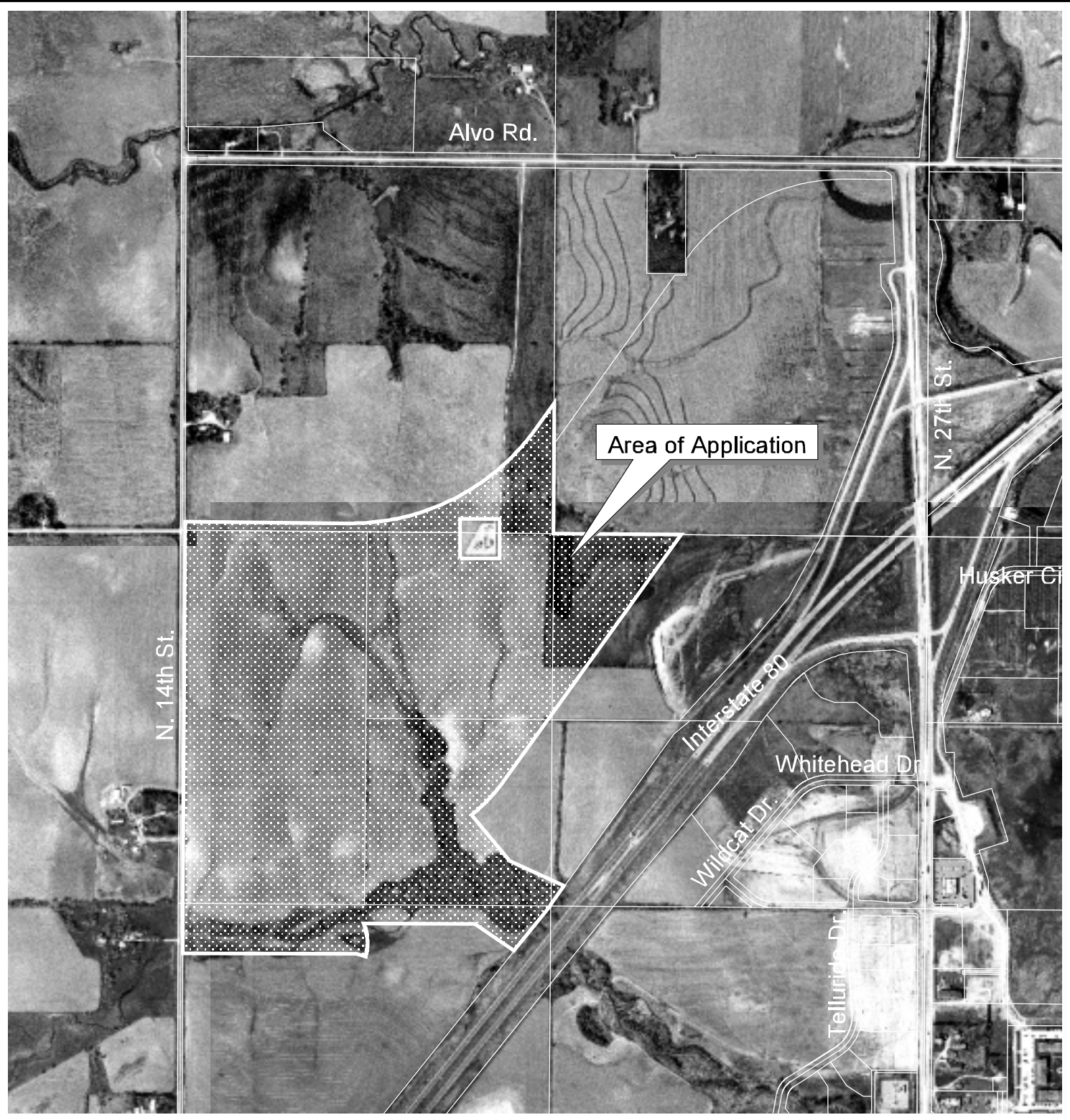
Use Permit #139 **Stonebridge Creek**

Zoning:

- R-1 to R-8 Residential District
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- H-3 Highway Commercial District
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- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 36 T11N R6E





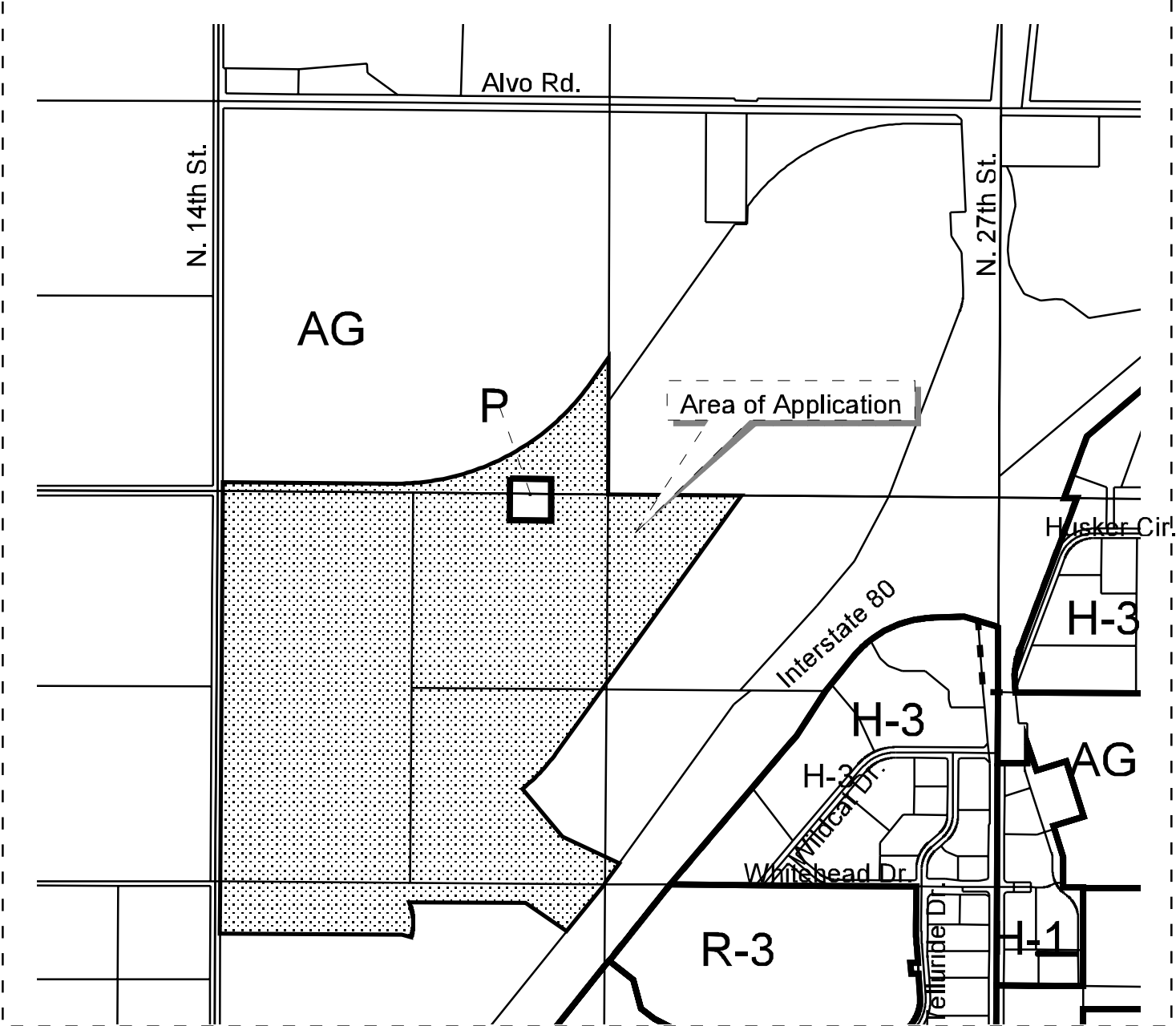
Special Permit #1845
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Photograph Date: 1999

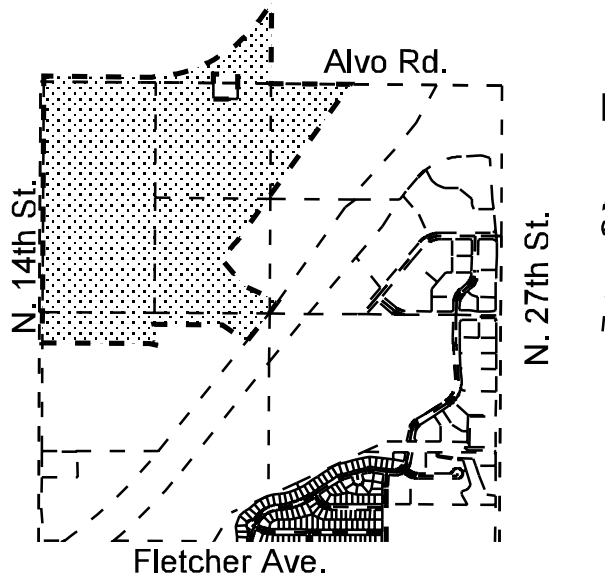
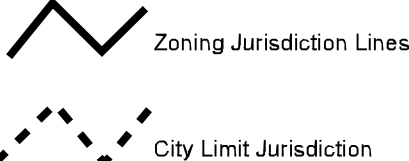


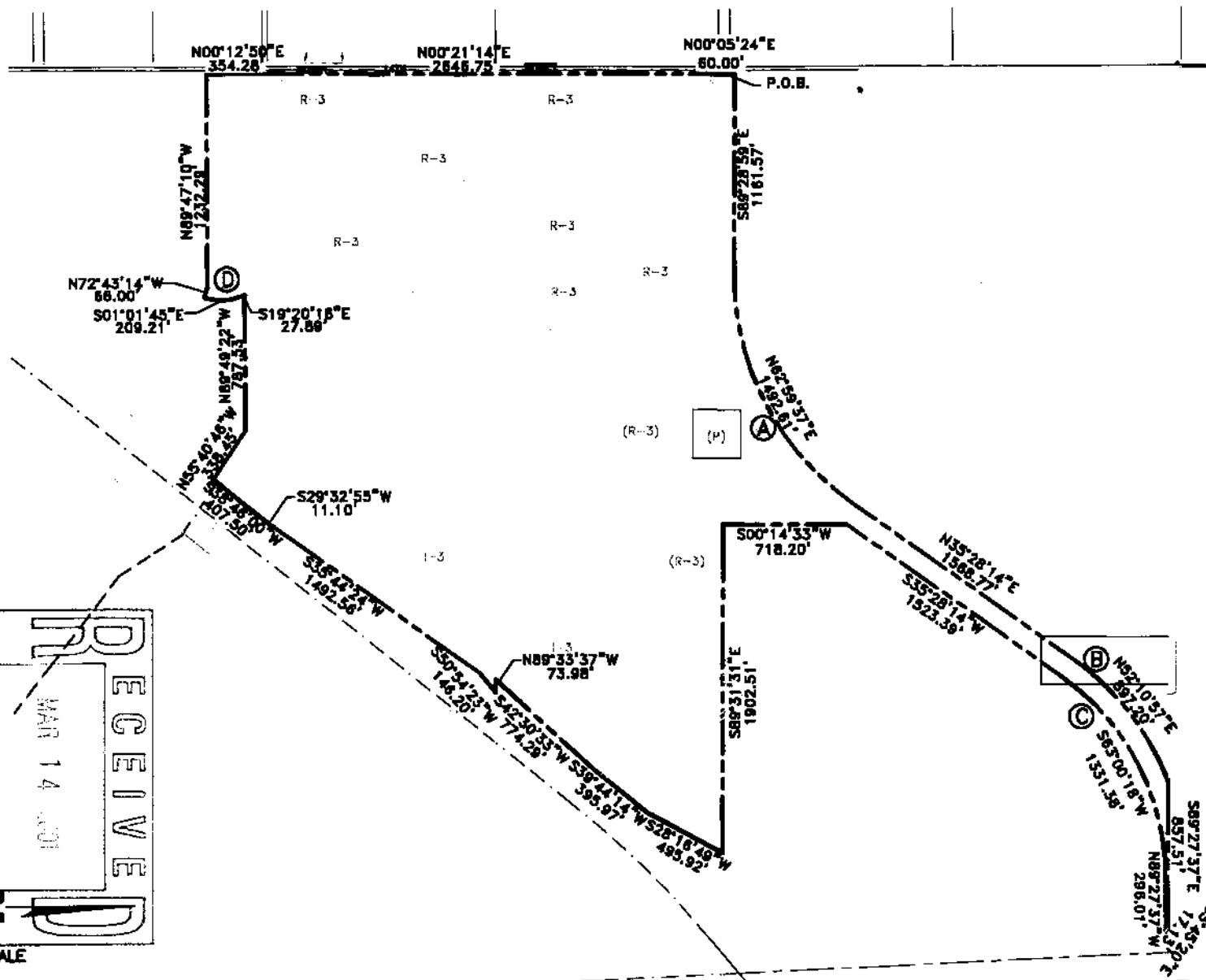
Special Permit #1845 **Stonebridge Creek**

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 36 T11N R6E





CURVE DATA

(A) $\Delta = 55^{\circ}02'47''$
 $R = 1615.00'$
 $T = 841.55'$
 $L = 1551.60'$
 $LC = 1492.61'$

(B) $\Delta = 33^{\circ}25'27''$
 $R = 1560.00'$
 $T = 468.38'$
 $L = 910.04'$
 $LC = 897.20'$

(C) $\Delta = 55^{\circ}04'09''$
 $R = 1440.00'$
 $T = 750.72'$
 $L = 1384.04'$
 $LC = 1331.38'$

(D) $\Delta = 36^{\circ}37'02''$
 $R = 333.00'$
 $T = 110.18'$
 $L = 212.81'$
 $LC = 209.21'$

7/2/01



630 N. Cotner Blvd.
 Ste. 105
 Lincoln, NE 68505
 Ph. 402-464-4011

STONEBRIDGE CREEK ANNEXATION EXHIBIT Lincoln, Nebraska

Drawn By: CNS
 Dwg.: Boundary Annex
 Date: 03/13/01

SHEET
 1 OF 1

LEGEND



I-3



P



R-3

SCALE: 1"=800'

ZONING

ZONE: I-3	AREA IN AC.
	52.70 Ac.
ZONE: P	AREA IN AC.
	1.80 Ac.
ZONE: R-3	AREA IN AC.
	189.55 Ac.

STONE BRIDGE CREEK ZONING EXHIBIT Lincoln, Nebraska

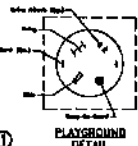
Drawn By: CNS
Dwg.: SBCzoninganex2
Date: 5/21/01


SHEET
1 OF 1

7/2/01

~~SECRET~~ — ~~SECRET~~

Date: 7/2/01 North



	Project No. 201 Sheet No. 101		Date: 10/1/2010
	Drawn by: J. Smith	Checked by: J. Smith	Scale: 1" = 100'
Preliminary Plan STONE BRIDGE CREEK SITE PLAN 1/4" = 100'			
SHEET 2 OF 19			

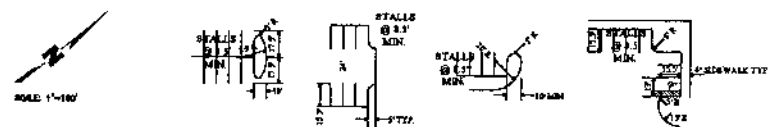
CD 17

BOUNDARY CLYE DATA

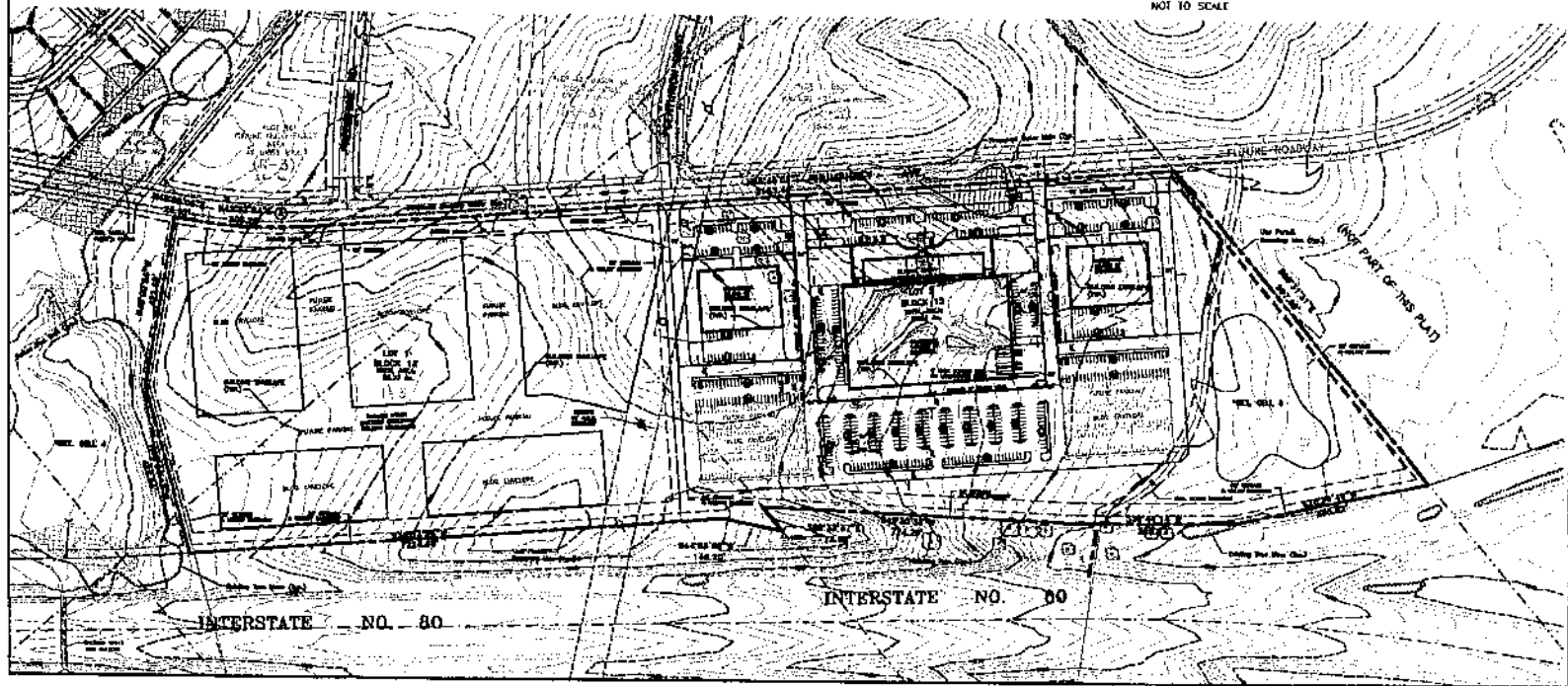
REFERENCES

- [illegible]

REFERENCES ~~Extensive~~ **Extensive** **Extensive**
Extensive **Extensive** **Extensive**



PARKING DETAIL
NOT TO SCALE



Use Permit
STONE BRIDGE CREEK
SITE/ UTILITY PLAN

SHEET
2 OF 3

STONEBRIDGE ANNEXATION

A LEGAL DESCRIPTION OF A TRACT OF LAND CONSISTING OF LOT 31, 20, 3, 17 AND 16 IRREGULAR TRACTS, THE WEST HALF OF THE NORTHWEST QUARTER AND A PORTION OF LOT 24 IRREGULAR TRACT, ALL IN THE NORTHWEST QUARTER, THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., AND ALSO LOT 19 IRREGULAR TRACT AND A PORTION OF LOT 25 IRREGULAR TRACT, IN THE SOUTHWEST QUARTER AND LOT 32 AND LOT 12 IRREGULAR TRACTS IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE: S89°28'59"E, (AN ASSUMED BEARING), A DISTANCE OF 33.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH 14TH STREET AND THE POINT OF BEGINNING; THENCE: N00°05'24"E, ON SAID LINE, A DISTANCE OF 60.00 FEET; THENCE: S89°28'59"E, A DISTANCE OF 1161.57 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 55°02'47", A RADIUS OF 1615.00 FEET, AN ARC LENGTH OF 1551.60 FEET, A CHORD LENGTH OF 1492.61 FEET AND A CHORD BEARING N62°59'37"E; THENCE: ON SAID CURVE A DISTANCE OF 1551.60 FEET, TO THE POINT OF TANGENCY; THENCE: N35°28'14"E, A DISTANCE OF 1568.77 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°25'28", A RADIUS OF 1560.00 FEET, AN ARC LENGTH OF 910.05 FEET, A CHORD LENGTH OF 897.20 FEET AND A CHORD BEARING N52°10'57"E; THENCE: ON SAID CURVE, A DISTANCE OF 910.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ARBOR ROAD; THENCE: S89°27'37"E, ON SAID LINE, A DISTANCE OF 857.51 FEET; THENCE: S53°45'20"E, ON SAID LINE, A DISTANCE OF 17.13 FEET; THENCE: N89°27'37"W, 10.00 FEET SOUTH OF AND PARALLEL WITH SAID LINE, A DISTANCE OF 296.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 55°04'09", A RADIUS OF 1440.00 FEET, AN ARC LENGTH OF 1384.04 FEET, A CHORD LENGTH OF 1331.38 FEET AND A CHORD BEARING S63°00'18"W; THENCE: ON SAID CURVE, A DISTANCE OF 1384.04 FEET TO THE POINT OF TANGENCY; THENCE: S35°28'14"W, A DISTANCE OF 1523.39 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE: S00°14'33"W, ON SAID LINE, A DISTANCE OF 718.20 FEET; THENCE: S89°31'31"E, ON THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 1902.51 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 80 AND THE EAST LINE OF SAID LOT 20; THENCE: S28°16'49"W, ON SAID LINE, A DISTANCE OF 495.92 FEET; THENCE: CONTINUING ON SAID LINE S39°44'14"W, A DISTANCE OF 395.97 FEET; THENCE: CONTINUING ON SAID LINE S42°30'33"W, A DISTANCE OF 774.29 FEET; THENCE: S89°33'37"E, A DISTANCE OF 73.98 FEET; THENCE: S50°54'23"W, A DISTANCE OF 146.20 FEET; THENCE: S35°44'24"W, A DISTANCE OF 1492.56 FEET; THENCE: S29°32'55"W, A DISTANCE OF 11.10 FEET; THENCE: S38°46'00"W, A DISTANCE OF 407.50 FEET; THENCE: N55°40'46"W, A DISTANCE OF 338.45 FEET; THENCE: N89°49'22"W, A DISTANCE OF 787.53 FEET; THENCE: S19°20'16"E, A DISTANCE OF 27.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 36°36'59", A RADIUS OF 333.00 FEET, AN ARC LENGTH OF 212.81 FEET, A CHORD LENGTH OF 209.21 FEET AND A CHORD BEARING S01°01'45"E; THENCE: ON SAID CURVE A DISTANCE OF 212.81 FEET TO THE POINT OF TANGENCY; THENCE: N72°43'14"W, A DISTANCE OF 66.00 FEET; THENCE: N89°47'10"W, A DISTANCE OF 1232.29 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH 14TH STREET; THENCE: N00°12'50"E, ON SAID LINE, A DISTANCE OF 354.28 FEET; THENCE: N00°21'14"E, A DISTANCE OF 2646.75 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 251.071 ACRES MORE OR LESS, EXCLUDING SAID LOTS 16 AND 19.

CHANGE OF ZONE

FILE: STONER-3

R-3 Legal

03-12-01

A LEGAL DESCRIPTION OF A TRACT OF LAND CONSISTING OF A PART OF LOTS 20, 17, 31, 3 AND 24 IRREGULAR TRACTS, THE WEST HALF OF THE NORTHWEST QUARTER, ALL IN THE NORTHWEST QUARTER, THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., AND ALSO A PORTION OF LOT 25 IRREGULAR TRACT, IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, EXCLUDING LOTS 16 AND 19 IRREGULAR TRACTS IN SAID SECTIONS 25 AND 36, AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE: S89°28'59"E, (AN ASSUMED BEARING), A DISTANCE OF 33.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH 14TH STREET AND THE POINT OF BEGINNING; THENCE: N00°05'24"E, ON SAID LINE, A DISTANCE OF 60.00 FEET; THENCE: S89°28'59"E, A DISTANCE OF 1161.57 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 55°02'47", A RADIUS OF 1615.00 FEET, AN ARC LENGTH OF 1551.60 FEET, A CHORD LENGTH OF 1492.61 FEET AND A CHORD BEARING N62°59'37"E; THENCE: ON SAID CURVE A DISTANCE OF 1551.60 FEET, TO THE POINT OF TANGENCY; THENCE: N35°28'14"E, A DISTANCE OF 215.31 FEET; THENCE: S00°14'33"W, A DISTANCE OF 926.23 FEET; THENCE: S89°31'31"W, A DISTANCE OF 905.39 FEET; THENCE: S35°45'02"W, A DISTANCE OF 2153.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 14°14'04", A RADIUS OF 1236.00 FEET, AN ARC LENGTH OF 307.07 FEET, A CHORD LENGTH OF 306.28 FEET AND A CHORD BEARING S42°52'04"W; THENCE: ON SAID CURVE, A DISTANCE OF 307.07 FEET TO THE POINT OF TANGENCY; THENCE: S49°59'06"W, A DISTANCE OF 26.92 FEET; THENCE: S40°00'54"E, A DISTANCE OF 422.69 FEET; THENCE: S65°04'42"E, A DISTANCE OF 424.62 FEET; THENCE: S35°44'24"W, A DISTANCE OF 163.06 FEET; THENCE: S29°32'55"W, A DISTANCE OF 11.10 FEET; THENCE: S38°46'00"W, A DISTANCE OF 407.50 FEET; THENCE: N55°40'46"W, A DISTANCE OF 338.45 FEET; THENCE: N89°49'22"W, A DISTANCE OF 787.53 FEET; THENCE: S19°20'16"E, A DISTANCE OF 27.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 36°36'59", A RADIUS OF 333.00 FEET, AN ARC LENGTH OF 212.81 FEET, A CHORD LENGTH OF 209.21 FEET AND A CHORD BEARING S01°01'45"E; THENCE: ON SAID CURVE A DISTANCE OF 212.81 FEET TO THE POINT OF TANGENCY; THENCE: N72°43'14"W, A DISTANCE OF 66.00 FEET; THENCE: N89°47'10"W, A DISTANCE OF 1232.29 FEET, TO A POINT ON THE EAST RIGHT- OF WAY LINE OF NORTH 14TH STREET; THENCE: N00°12'50"E, ON SAID LINE, A DISTANCE OF 354.28 FEET; THENCE: N00°21'14"E, A DISTANCE OF 2646.75 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 189.546 ACRES MORE OR LESS EXCLUDING SAID LOT 16 AND 19.

STONEBRIDGE CREEK
CHANGE OF ZONE LEGAL
AG TO I-3

A LEGAL DESCRIPTION OF A TRACT OF LAND CONSISTING OF A PART OF LOTS 17, 31, 3, AND 20 IRREGULAR TRACTS, ALL IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE: S89°28'59"E, (AN ASSUMED BEARING), ON THE NORTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 2645.59 FEET; THENCE: S89°31'31"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 905.39 FEET TO THE POINT OF BEGINNING; THENCE: CONTINUING S89°31'31"E, A DISTANCE OF 997.08, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 80; THENCE: S28°16'49"W, ON SAID LINE, A DISTANCE OF 495.92 FEET; THENCE: S39°44'14"W, ON SAID LINE, A DISTANCE OF 395.97 FEET; THENCE: S42°30'33"W, ON SAID LINE, A DISTANCE OF 774.29 FEET; THENCE: S89°33'37"E, ON SAID LINE, A DISTANCE OF 73.98 FEET; THENCE: S50°54'23"W, A DISTANCE OF 146.20 FEET; THENCE: S35°44'24"W, ON SAID LINE, A DISTANCE OF 1325.67 FEET; THENCE: N65°04'42"W, A DISTANCE OF 424.62 FEET; THENCE: N40°00'54"W, A DISTANCE OF 422.69 FEET; THENCE: N49°59'06"E, A DISTANCE OF 26.92 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°14'04", A RADIUS OF 1236.00 FEET, AN ARC LENGTH OF 307.07 FEET, A CHORD LENGTH OF 306.28 FEET AND A CHORD BEARING N42°52'04"E; THENCE: ON SAID CURVE, A DISTANCE OF 307.07 FEET TO THE POINT OF TANGENCY; THENCE: N35°45'02"E, A DISTANCE OF 2153.48 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 52.700 ACRES MORE OR LESS.

A LEGAL DESCRIPTION OF A TRACT OF LAND CONSISTING OF A PART OF LOTS 17, 31, 3, 20 AND 24 IRREGULAR TRACTS AND THE WEST HALF OF THE NORTHWEST QUARTER, ALL IN THE NORTHWEST QUARTER, NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., AND ALSO A PORTION OF LOT 25 IRREGULAR TRACT, IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE: S89°28'59"E, (AN ASSUMED BEARING), A DISTANCE OF 33.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH 14TH STREET AND THE POINT OF BEGINNING; THENCE: N00°05'24"E, ON SAID LINE, A DISTANCE OF 60.00 FEET; THENCE: S89°28'59"E, A DISTANCE OF 1161.57 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°04'33", A RADIUS OF 1615.00 FEET, AN ARC LENGTH OF 171.26 FEET, A CHORD LENGTH OF 171.18 FEET AND A CHORD BEARING N87°28'44"E; THENCE: ON SAID CURVE A DISTANCE OF 171.26 FEET, TO THE POINT OF TANGENCY; THENCE: S05°33'32"E, A DISTANCE OF 120.00 FEET; THENCE: S33°23'38"E, A DISTANCE OF 161.63 FEET; THENCE: S01°45'09"E, A DISTANCE OF 103.02 FEET; THENCE: S29°09'36"W, A DISTANCE OF 38.16 FEET; THENCE: S55°28'23"W, A DISTANCE OF 52.18 FEET; THENCE: S00°21'14"W, A DISTANCE OF 453.50 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 40°42'06", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 106.56 FEET, A CHORD LENGTH OF 104.33 FEET AND A CHORD BEARING S64°35'58"E; THENCE: ON SAID CURVE, A DISTANCE OF 106.56 FEET, TO THE POINT OF TANGENCY; THENCE: S44°14'58"E, A DISTANCE OF 955.20 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°41'42", A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 204.11 FEET, A CHORD LENGTH OF 203.76 FEET AND A CHORD BEARING S50°05'48"E; THENCE: ON SAID CURVE, A DISTANCE OF 204.11 FEET, TO THE POINT OF TANGENCY; THENCE: S35°45'02"W, A DISTANCE OF 100.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 14°14'04", A RADIUS OF 1200.00 FEET, AN ARC LENGTH OF 298.13 FEET, A CHORD LENGTH OF 297.36 FEET AND A CHORD BEARING S42°52'04"W; THENCE: ON SAID CURVE, A DISTANCE OF 298.13 FEET TO THE POINT OF TANGENCY; THENCE: 49°59'06"W, A DISTANCE OF 26.92 FEET; THENCE: S40°00'54"E, A DISTANCE OF 458.69 FEET; THENCE: S65°04'42"E, A DISTANCE OF 424.62 FEET; THENCE: S35°44'24"W, A DISTANCE OF 163.06 FEET; THENCE: S29°32'55"W, A DISTANCE OF 11.10 FEET; THENCE: S38°46'00"W, A DISTANCE OF 407.50 FEET; THENCE: N55°40'46"W, A DISTANCE OF 338.45 FEET; THENCE: N89°49'22"W, A DISTANCE OF 787.53 FEET; THENCE: S19°20'16"E, A DISTANCE OF 27.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 36°36'59", A RADIUS OF 333.00 FEET, AN ARC LENGTH OF 212.81 FEET, A CHORD LENGTH OF 209.21 FEET AND A CHORD BEARING S01°01'45"E; THENCE: ON SAID CURVE A DISTANCE OF 212.81 FEET TO THE POINT OF TANGENCY; THENCE: N72°43'14"W, A DISTANCE OF 66.00 FEET; THENCE: N89°47'10"W, A DISTANCE OF 1232.29 FEET, TO A POINT ON THE EAST RIGHT- OF WAY LINE OF NORTH 14TH STREET; THENCE: N00°12'50"E, ON SAID LINE, A DISTANCE OF 354.28 FEET; THENCE: N00°21'14"E, A DISTANCE OF 2646.75 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 131.119 ACRES MORE OR LESS.

A LEGAL DESCRIPTION OF A TRACT OF LAND CONSISTING OF LOT 31, 20, 3 AND 17 IRREGULAR TRACTS, THE WEST HALF OF THE NORTHWEST QUARTER AND A PORTION OF LOT 24 IRREGULAR TRACT, ALL IN THE NORTHWEST QUARTER, THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., EXCLUDING LOT 16 IRREGULAR TRACT, AND ALSO A PORTION OF LOT 25 IRREGULAR TRACT, IN THE SOUTHWEST QUARTER AND LOT 32 AND LOT 12 IRREGULAR TRACTS IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., EXCLUDING LOT 19 IRREGULAR TRACT, LANCASTER COUNTY, NEBRASKA, AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE: S89°28'59"E, (AN ASSUMED BEARING), A DISTANCE OF 33.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH 14TH STREET AND THE POINT OF BEGINNING; THENCE: N00°05'24"E, ON SAID LINE, A DISTANCE OF 60.00 FEET; THENCE: S89°28'59"E, A DISTANCE OF 1161.57 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 55°02'47", A RADIUS OF 1615.00 FEET, AN ARC LENGTH OF 1551.60 FEET, A CHORD LENGTH OF 1492.61 FEET AND A CHORD BEARING N62°59'37"E; THENCE: ON SAID CURVE A DISTANCE OF 1551.60 FEET, TO THE POINT OF TANGENCY; THENCE: N35°28'14"E, A DISTANCE OF 1568.77 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°25'28", A RADIUS OF 1560.00 FEET, AN ARC LENGTH OF 910.05 FEET, A CHORD LENGTH OF 897.20 FEET AND A CHORD BEARING N52°10'57"E; THENCE: ON SAID CURVE, A DISTANCE OF 910.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ARBOR ROAD; THENCE: S89°27'37"E, ON SAID LINE, A DISTANCE OF 857.51 FEET; THENCE: S53°45'20"E, ON SAID LINE, A DISTANCE OF 17.13 FEET; THENCE: N89°27'37"W, 10.00 FEET SOUTH OF AND PARALLEL WITH SAID LINE, A DISTANCE OF 296.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 55°04'09", A RADIUS OF 1440.00 FEET, AN ARC LENGTH OF 1384.04 FEET, A CHORD LENGTH OF 1331.38 FEET AND A CHORD BEARING S63°00'18"W; THENCE: ON SAID CURVE, A DISTANCE OF 1384.04 FEET TO THE POINT OF TANGENCY; THENCE: S35°28'14"W, A DISTANCE OF 1523.39 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE: S00°14'33"W, ON SAID LINE, A DISTANCE OF 718.20 FEET; THENCE: S89°31'31"E, ON THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 1902.51 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 80 AND THE EAST LINE OF SAID LOT 20; THENCE: S28°16'49"W, ON SAID LINE, A DISTANCE OF 495.92 FEET; THENCE: CONTINUING ON SAID LINE S39°44'14"W, A DISTANCE OF 395.97 FEET; THENCE: CONTINUING ON SAID LINE S42°30'33"W, A DISTANCE OF 774.29 FEET; THENCE: S89°33'37"E, A DISTANCE OF 73.98 FEET; THENCE: S50°54'23"W, A DISTANCE OF 146.20 FEET; THENCE: S35°44'24"W, A DISTANCE OF 1492.56 FEET; THENCE: S29°32'55"W, A DISTANCE OF 11.10 FEET; THENCE: S38°46'00"W, A DISTANCE OF 407.50 FEET; THENCE: N55°40'46"W, A DISTANCE OF 338.45 FEET; THENCE: N89°49'22"W, A DISTANCE OF 787.53 FEET; THENCE: S19°20'16"E, A DISTANCE OF 27.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 36°36'59", A RADIUS OF 333.00 FEET, AN ARC LENGTH OF 212.81 FEET, A CHORD LENGTH OF 209.21 FEET AND A CHORD BEARING S01°01'45"E; THENCE: ON SAID CURVE A DISTANCE OF 212.81 FEET TO THE POINT OF TANGENCY; THENCE: N72°43'14"W, A DISTANCE OF 66.00 FEET; THENCE: N89°47'10"W, A DISTANCE OF 1232.29 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH 14TH STREET; THENCE: N00°12'50"E, ON SAID LINE, A DISTANCE OF 354.28 FEET; THENCE: N00°21'14"E, A DISTANCE OF 2646.75 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 251.071 ACRES MORE OR LESS, EXCLUDING SAID LOTS 16 AND 19.

LEGAL DESCRIPTION

STONEBRIDGE
USE PERMIT

A LEGAL DESCRIPTION OF A TRACT OF LAND CONSISTING OF A PART OF LOTS 17, 31, 3, AND 20 IRREGULAR TRACTS, ALL IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE: S89°28'59"E, (AN ASSUMED BEARING), ON THE NORTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 2645.59 FEET; THENCE: S89°31'31"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 905.39 FEET TO THE POINT OF BEGINNING; THENCE: CONTINUING S89°31'31"E, A DISTANCE OF 997.08, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 80; THENCE: S28°16'49"W, ON SAID LINE, A DISTANCE OF 495.92 FEET; THENCE: S39°44'14"W, ON SAID LINE, A DISTANCE OF 395.97 FEET; THENCE: S42°30'33"W, ON SAID LINE, A DISTANCE OF 774.29 FEET; THENCE: S89°33'37"E, ON SAID LINE, A DISTANCE OF 73.98 FEET; THENCE: S50°54'23"W, A DISTANCE OF 146.20 FEET; THENCE: S35°44'24"W, ON SAID LINE, A DISTANCE OF 1325.67 FEET; THENCE: N65°04'42"W, A DISTANCE OF 424.62 FEET; THENCE: N40°00'54"W, A DISTANCE OF 422.69 FEET; THENCE: N49°59'06"E, A DISTANCE OF 26.92 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°14'04", A RADIUS OF 1236.00 FEET, AN ARC LENGTH OF 307.07 FEET, A CHORD LENGTH OF 306.28 FEET AND A CHORD BEARING N42°52'04"E; THENCE: ON SAID CURVE, A DISTANCE OF 307.07 FEET TO THE POINT OF TANGENCY; THENCE: N35°45'02"E, A DISTANCE OF 2153.48 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 52.700 ACRES MORE OR LESS.

Post-it® Fax Note 7671		Date	# of pages 2
To <i>Becky</i>	From <i>Dennis Bartels</i>		
Co./Dept.	Co.		
Phone #	Phone #		
Fax #	Fax #		

M e m o

To: Jennifer Dam, Planning Department

From: Dennis Bartels, Public Works & Utilities *Buff Good*

Subject: Stonebridge Creek Preliminary Plat and Special Permit

Date: June 6, 2001

cc: Roger Figard, Virendra Singh, Nicole Fleck-Tooze, Lynn Johnson, John Huff

Engineering Services has reviewed Stonebridge Creek located east of 14th Street north of I-80 and has the following comments:

1. **Water** - The proposed water system as shown on the revised plans is satisfactory. The timing and funding for the construction of the 'oversize' water mains need to be addressed in the annexation and zoning agreement.
2. **Sanitary Sewer** - The proposed sanitary sewer system is satisfactory provided that the requested exceptions to design standards are approved. Engineering Services recommends approval of these exceptions per the request of EDC.

The funding for the construction of the trunk size sewers to serve this development needs to be addressed in the annexation and zoning agreement.

- Cond.*
3. **Drainage and Grading** - The storm water design standards require 2% slope through detention areas. Standards also require a low flow liner, pilot channel, or other means to control erosion along the channel. Information is needed to show how these requirements are met or why they cannot be met. Public Works will not recommend the requirements concerning the channel bottom protection be waived. The development along the channel adds runoff to the channel and will change its natural character. Waiving these requirements will cause future problems.

The revised plans include the required detention calculations. The calculations appear to be satisfactory in content. The calculations and plans are still under review.

4. **Street System** - Public Works continues to recommend that the full intersection with Alvo-Arbor Road be moved from North 16th Street to Cortez Court to meet design standards for ¼ mile spacing of median openings providing more efficient operation of Alvo-Arbor in the event that future signalization is needed for this intersection. While the impact study does not indicate that it may be necessary, future unforeseen land uses and traffic conditions may warrant it.

Jennifer Dam, Planning

Page 2

June 6, 2001

★ Public Works recommends approval of the block length waivers along 14th Street for Blocks 1 and 2, and the waiver in Block 11 due to the drainage channel. The other block length waivers are a function of the subdivision design and are not supported by engineering reasons for why the block lengths cannot be revised to meet subdivision ordinance requirements. The developer also requests waivers of pedestrian easements where block lengths exceed requirements. By redesign of the street system or modification of the grading plan, block length requirements can be met or ordinance requirements met. Public Works finds no justification, therefore, to recommend waiver of these standard requirements.

5. General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system and public storm sewer system has been reviewed to determine if the sizing and general method of providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connecting storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

Memorandum

To: Becky Horner, Planning
 From: J.J. Yost, Parks and Recreation
 Date: June 14, 2001
 Re: Stonebridge Creek Use Permit Re-submittal

Parks and Recreation Department staff have reviewed the above-referenced proposal and have the following comments:

- 1) It should be noted on the Landscape Plan that no plant material shall be planted in the utility/pedestrian easements unless approved by the utilities companies or the City.
- 2) The Austrian Pine needs to be substituted with a different evergreen species due to serious Pine Tip Blight Disease problems.
- 3) The Colorado Spruce and Austrian Pine need to be shown in the existing 80' D.H.E. easement. LES needs to determine if they want such items planted in the easement. Honeylocust and Linden also need to be shown to be planted in such easement.
- 4) The Designated street tree species for Humphrey Avenue should be 'Red Sunset' Maple and should be 40'-50' O.C. No trees should be planted within 15' of either side of the driveways, street lights and 30' from the street intersections.
- 5) Under comments 48-53 it is states that no additional easement are needed along Humphrey. We still need an easement on the south side of Humphrey for the trail. We will need at least a 14' easement for the trail located at a minimum of 10' from the curb with a platform graded for the trail. The road might need to be moved to the north to accomplish this. The platform should be graded along the edge of the detention to make it work. There is a need for an easement on Humphrey from 14th to where the trail connects up to Humphrey on each side of Outlot D.

Please phone me at 441-8255 with any questions.

ist-it* Fax Note	7671	Date	6/28/01	# of pages	1
To: BECKY HORNER		From: JAMES SCHWARTZ			
J/Dept. PLANNING		Co. PARKS			
One #		Phone # 441-7036			
x # 441-6377		Fax # 441-7227			

Becky: 6/28/01
 In response to your phone message to me - see this memo. Also, we have not reviewed/revised a revised landscape plan as of 6/28/01.



INTER-DEPARTMENT COMMUNICATION

DATE June 13, 2001

TO Jennifer Dam/Becky Horner, City Planning

FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS
DN #72N-16E

Attached is the Resubmitted Preliminary Plat for Stonebridge Creek.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.

Please add, as a stipulation, the following:

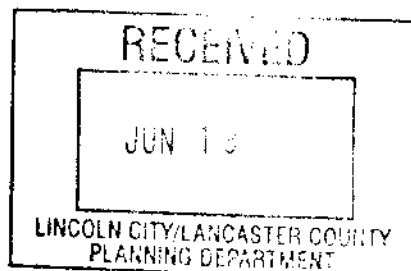
Any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

Landscaping material selections within easement corridors shall follow established guidelines to maintain minimum clearance from utility facilities.

Sharon Theobald

ST/ss
Attachment
c: Terry Wiebke
Easement File

OFFICE\O\DEDEAS.Frm





INTER-DEPARTMENT COMMUNICATION

DATE June 13, 2001

TO Jennifer Dam/Becky Horner, City Planning

FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS
DN #72N-16E

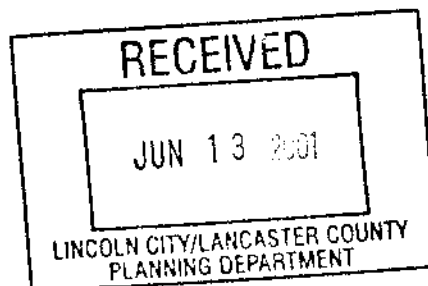
Attached is the Resubmitted Use Permit for Stonebridge Creek.

Please be advised there is a conflict with mature tree size (Redmond Linden, etc.) in the transmission line corridor. Appropriate lower crows trees should be chosen.

A handwritten signature in cursive script, reading "Sharon Theobald", is positioned below the main text.

ST/ss
Attachment
c: Terry Wiebke
Easement File

OFFICEFO/DEDEAS.Fm



City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF01033**

Address

Job Description: **STONEBRIDGE CREEK**

Location: **STONEBRIDGE CREEK**

Special Permit: **N**

Preliminary Plat: **Y 139**

Use Permit: **N**

CUP/PUD: **N**

Requested By: **JENNIFER DAM**

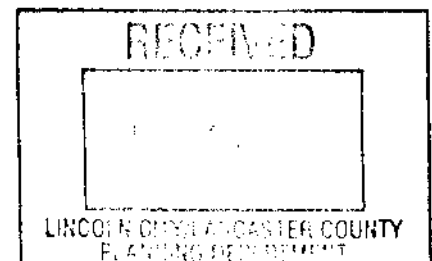
Status of Review: **Approved**

Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE** **BOB FIEDLER**

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards



**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Jennifer Dam
Becky Horner

DATE: 6/25/01

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Carole Douglas, Acting Director
EH File
EH Administration

SUBJECT: Stonebridge Creek
Use Permit #139 resub

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the Stonebridge Creek Use Permit #139 resubmittal for possible negative public health impacts. The following item is noted:

*While being a general statement, the LLCHD is amiable to number 19 of the general site notes for the Stone Bridge Creek Site/Utility Plan which addresses LLCHD's past concerns regarding the manufacture and/or storage of hazardous materials and chemicals adjacent to residential zoning. The LLCHD fully expects the restrictive covenants to be strictly enforced regarding the use, storage, and/or manufacture of hazardous chemicals.

If you have any questions, please contact me at 441-6272.



Ray F Hill

03/26/2001 07:30
AM

To: Jennifer L Dam/Notes@Notes
cc:
Subject: Stonebridge Creek CPU

----- Forwarded by Ray F Hill/Notes on 03/26/01 07:35 AM -----



"denny"
<DRoth1@neb.rr.com
>

03/24/01 07:04 PM

To: "Jennifer Dam" <RHill@ci.lincoln.ne.us>
cc:
Subject: Stonebridge Creek CPU

PROJECT NAME: Stonebridge Creek PP, CPU, Annexation
PROJECT NMBR: PP0017, SP1845, CZ3265, Annex0003
PROJECT DATE: 03/14/01
PROJ PLANNER: Jennifer Dam

We find the following proposed street names are either too similar in sound or spelling, too those existing elsewhere in the City and STRONGLY RECOMMEND alternates be chosen to ensure proper emergency vehicle responses.

PROPOSED	EXISTING
Dillon Cir	Dilin Cir and Dilin St
Pagosa Dr	Pagoda La
Keystone Rd	Kingston Dr

Dennis "Denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

N 14th St, Whitewater La, Red Cliff Dr, Silverhorn Dr, Keystone Rd,
Estes Dr, Cortez Ct, Pagosa Dr, Blackhawk Dr, Centurion Dr,
Trinidad Rd, Humphrey Av, Montrose Dr, Redstone Rd, Alvo Rd,
Julesburg Dr, Cascade Dr, Dillon Cir



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LIN
COLN.NE.US>

To: R Horner <RHorner@ci.lincoln.ne.us>
cc:
Subject: Stonebridge Creek

06/29/2001 12:48 PM

The Lincoln Police Department has objections the Stonebridge Creek Plan. On Blocks 11 and 12 the block lengths exceed 1320 feet between cross streets. This violates 26.23.130 of Land Subdivision Title 26 that states that block lengths shall not exceed 1320 feet between cross streets.

We object to Blocks 11 and 12 due to emergency response conditions. We feel that blocks that extend over 1320 feet cause problems for emergency vehicles responding to emergencies. Extended blocks cause problems during construction, accidents, or emergency situations that require the block to be shut off.

As we provide services to the citizens of Lincoln we do not need to be hampered in our responses by extended block lengths that can be avoided before being built.

Please confirm that you received this via e-mail. Thanks

Michael S. Woolman
Planning Sergeant
Lincoln Police Department

Lancaster

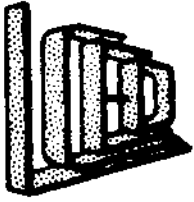
DON R. THOMAS - COUNTY ENGINEER


County

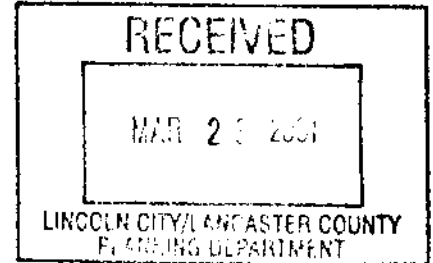
Engineering

Department

DEPUTY - LARRY V. WORRELL
COUNTY SURVEYOR



DATE: March 22, 2001
TO: Jennifer Dam
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: STONEBRIDGE CREEK USE PERMIT #139



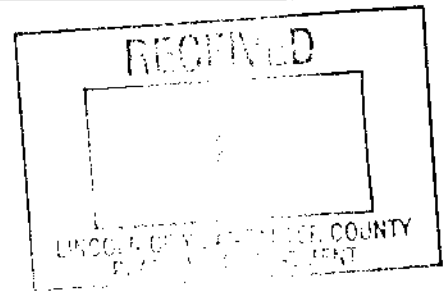
Upon review, this office has no direct objections to this submittal.

LVW/cm



March 22, 2001

Jennifer Dam
City-County Planning Department
555 So 10 St
Lincoln NE 68508-3992



SUBJECT: Stonebridge Creek

Jennifer,

I have reviewed the above-mentioned request.

I find no concerns on behalf of the United States Postal Service and would agree with this proposal as submitted.

Please feel free to call me with any questions.

Thankyou,

A handwritten signature in black ink, appearing to read "Ronald G. White".

Ronald G. White
Supv. Customer Service Support

LOWER PLATTE SOUTH
NATURAL RESOURCES DISTRICT



3125 Portia St., Box B3581, Lincoln NE 68501-3581
(402) 476-2729 • FAX (402) 476-6454
www.lpsnrd.org

Memorandum

Date: March 26, 2001
To: Jennifer Dam, Planning Dept.
From: J.B. Dixon, Stormwater Specialist, Lower Platte South Natural Resources District
Subject: Stonebridge Creek PP, CUP.

I have reviewed the site plan for Stonebridge Creek special permit. We acknowledge the plan for phasing of this site, and would stress the importance of not grading the entire project at once. The original SWPPP was approved in October of 2000 by our office, with some further erosion and sediment control suggestions submitted.

If you have any questions, feel free to call

JBD/jbd

pc: file